

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39	-41	PINE ST, ARLINGTON

OWNERSHIP

Owner 1:	BRODMAN JANICE/TRUSTEE			
Owner 2:	BRODMAN LIVING TRUST			
Owner 3:				
Street 1:	41 PINE STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	BRODMAN JANICE D -		
Owner 2:	-		
Street 1:	41 PINE STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,977 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 2172 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13721	Total SF/SM:	5977	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	419,515	Spl Credit	Total:	419,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

835,600 /

835,600 /

835,600 /

Parcel

835,600

835,600

835,600



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	56192
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
2/2/2009	Meas/Inspect	294	PATRIOT
11/1/2000	Hearing N/C	189	PATRIOT
4/5/2000	Inspected	276	PATRIOT
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: _____

VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5977.000	416,100		419,500	835,600		56192
							GIS Ref
							GIS Ref
Total Card	0.137	416,100		419,500	835,600	Entered Lot Size	
Total Parcel	0.137	416,100		419,500	835,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		384.71	/Parcel: 384.7	Land Unit Type:	Insp Date
							11/09/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	104	FV	416,400	0	5,977.	419,500	835,900	835,900	Year End Roll	12/18/2019	PRINT	
2019	104	FV	324,400	0	5,977.	425,500	749,900	749,900	Year End Roll	1/3/2019	Date	Time
2018	104	FV	324,400	0	5,977.	317,600	642,000	642,000	Year End Roll	12/20/2017	12/10/20	21:51:55
2017	104	FV	304,300	0	5,977.	287,700	592,000	592,000	Year End Roll	1/3/2017	LAST REV	
2016	104	FV	304,300	0	5,977.	275,700	580,000	580,000	Year End	1/4/2016	Date	Time
2015	104	FV	271,300	0	5,977.	233,700	505,000	505,000	Year End Roll	12/11/2014	04/30/19	15:48:2
2014	104	FV	271,300	0	5,977.	221,700	493,000	493,000	Year End Roll	12/16/2013		
2013	104	FV	282,200	0	5,977.	211,000	493,200	493,200		12/13/2012	appr	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

